



Assemblymember
Tom Umberg

Dear Mobilehome Residents:

As your State Assemblyman, assisting mobilehome park residents is a priority for me. In order to help you gain a better understanding of current issues relating to mobilehomes and mobilehome park residency laws, I have prepared this brochure.

I have also included a list of government offices and organizations that address issues and problems that affect mobilehome residents and park management.

For further information or additional copies of this brochure, please contact my district office.

Sincerely,

TOM UMBERG

Assemblymember, 69th District



Tom Umberg
Assemblymember, 69th District

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Fax: (714) 939-8986

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Mobilehome Residents

KNOW YOUR RIGHTS!

IMPORTANT INFORMATION FOR
MOBILEHOME RESIDENTS

courtesy of

ASSEMBLYMEMBER

Tom Umberg

Q Can mobilehome park management charge me extra fees for services?

Management may charge you only for rent, utilities and incidental charges for services actually rendered. If a service provided by management is not listed in your rental agreement, you do not have to pay for it unless you were given 60 days written notice of the change. Management must also give you written notice of any increase in your rent at least 90 days before the increase is to take place.

Q Can park management make me move out of the park?

Management may make you move out of the mobilehome park for the reasons outlined below:

- If you have received a notice from a government agency that you are in violation of a local ordinance or state law, and you have not complied within a reasonable time.
- If your conduct substantially annoys other homeowners or residents.
- If you do not comply with reasonable rules of the park. Management may change the rules without your consent upon six months written notice. Management must give you at least one written notice that you have violated a rule. You then have seven days to adhere to the rule before the management may issue you a termination notice.
- If you do not pay your rent, utilities, or reasonable service charges.
- If mobilehome park management wants to close or change the use of the park, they must seek a permit from the appropriate level of local government. A public hearing on the proposed change of use must be held. If the permit is approved, management must give existing residents at least six months written notice prior to the closure or change of use.

If one or more of these applies to you, and management wants to terminate the tenancy, management must give you at least 60 days written notice.

Q If I want to sell my mobile home, what are park management's rights?

Management may not charge a selling fee as a condition of the sale of your mobilehome unless they perform a special service as part of the sale.

- Park management may show or list a mobilehome for sale only if management is a licensed dealer, and only with your written authorization.



- When your home is sold, the management may require that it be moved from the park if the home is:
 1. less than 10 feet wide; and
 2. in violation of health and safety codes, as determined by a state or local inspection, based upon uniform statewide regulations.

Note: Even if your home is determined to be in violation, as a homeowner, you have the right to perform the repairs necessary to obtain a certificate of compliance. This certificate will allow you to leave your home on the site at the time of resale.

3. Park management has the right to approve the person buying your mobilehome if the mobilehome stays in the park. Management may not, however, withhold approval if the buyer has the ability to pay the rental charge, unless management reasonably determines that the buyer would not comply with the park rules because of the buyer's actions in other mobilehome parks or in apartments.

4. Management must allow you to put on your mobilehome a "For Sale" sign up to two feet wide and three feet high.

Below are the addresses of organizations California that offer information of interest to mobilehome owners, renters, and potential buyers.

TENANTS

Golden State Manufactured-Home Owners League, Inc. (GSMOL)

P. O. Box 876
Garden Grove, CA 92842
1 (800) 888-1727

PARK OWNERS

Western Mobilehome Parkowners Association

455 Capitol Mall, Suite 800
Sacramento, CA 95814
(916) 448-7002

GOVERNMENT OFFICE

The Office of the Mobilehome Ombudsman
Department of Housing and
Community Development

P. O. Box 31
Sacramento, CA 95812-0031
1 (800) 952-5275